

Tribunals Ontario

Tribunaux décisionnels Ontario

Commission de la location immobilière

Order under Section 69 Residential Tenancies Act, 2006

Citation: Kasparian v Thomas, 2023 ONLTB 28273 Date: 2023-03-29 File Number: LTB-L-046165-22

In the matter of: MAIN FLOOR, 119 HILLSDALE AVE E TORONTO ON M4S1T4

Between:

Landlords

Tenant

And

Shaquille Thomas

Brigitte Kasparian Gregory Kasparian

Brigitte Kasparian and Gregory Kasparian (the 'Landlords') applied for an order to terminate the tenancy and evict Shaquille Thomas (the 'Tenant') because the Tenant did not pay the rent that the Tenant owes.

This application was heard by videoconference on March 13, 2023.

The Landlord, Gregory Kasparian, and the Landlord's Legal Representative, Eleni Papastathakis, attended the hearing.

As of 3:35 p.m., the Tenant was not present or represented at the hearing although properly served with notice of this hearing by the LTB. There was no record of a request to adjourn the hearing. As a result, the hearing proceeded with only the Landlord's evidence.

Determinations:

- 1. The Landlords served the Tenant with a valid Notice to End Tenancy Early for Non-payment of Rent (N4 Notice). The Tenant did not void the notice by paying the amount of rent arrears owing by the termination date in the N4 Notice or before the date the application was filed.
- 2. As of the hearing date, the Tenant was still in possession of the rental unit.
- 3. The lawful rent is \$2,300.00. It is due on the 1st day of each month.

- 4. Based on the Monthly rent, the daily rent/compensation is \$75.62. This amount is calculated as follows: \$2,300.00 x 12, divided by 365 days.
- 5. The Tenant has paid \$13,700.00 to the Landlords since the application was filed.
- 6. The rent arrears owing to March 31, 2023 are \$9,300.00.
- 7. The Landlords incurred costs of \$186.00 for filing the application and is entitled to reimbursement of those costs.
- 8. The Landlords collected a rent deposit of \$2,200.00 from the Tenant and this deposit is still being held by the Landlords. The rent deposit can only be applied to the last rental period of the tenancy if the tenancy is terminated.
- 9. Interest on the rent deposit, in the amount of \$43.58 is owing to the Tenant for the period from November 20, 2021 to March 13, 2023.
- 10. The Landlord submitted that they are unaware of any circumstances of the Tenant that would cause the termination of the tenancy to be delayed or denied however he stated the Tenant has paid a substantial amount towards the arrears and therefore, the Landlords are amiable to delaying termination of the tenancy to April 30, 2023 as this would afford the Tenant more time to void the order or find alternative housing.
- 11. I have considered all of the disclosed circumstances in accordance with subsection 83(2) of the *Residential Tenancies Act, 2006* (the 'Act'), and find that it would not be unfair to postpone the eviction until April 30, 2023 pursuant to subsection 83(1)(b) of the Act.

It is ordered that:

- 1. The tenancy between the Landlords and the Tenant is terminated unless the Tenant voids this order.
- 2. The Tenant may void this order and continue the tenancy by paying to the Landlords or to the LTB in trust:
 - \$9,486.00 if the payment is made on or before March 31, 2023. See Schedule 1 for the calculation of the amount owing.

OR

- \$11,786.00 if the payment is made on or before April 30, 2023. See Schedule 1 for the calculation of the amount owing.
- 3. The Tenant may also make a motion at the LTB to void this order under section 74(11) of the Act, if the Tenant has paid the full amount owing as ordered plus any additional rent that became due after April 30, 2023 but before the Court Enforcement Office (Sheriff) enforces the eviction. The Tenant may only make this motion once during the tenancy.
- 4. If the Tenant does not pay the amount required to void this order the Tenant must move out of the rental unit on or before April 30, 2023.

File Number: LTB-L-046165-22

- 5. If the Tenant does not void the order, the Tenant shall pay to the Landlords \$5,925.48. This amount includes rent arrears owing up to the date of the hearing and the cost of filing the application. The rent deposit and interest the Landlords owe on the rent deposit are deducted from the amount owing by the Tenant. See Schedule 1 for the calculation of the amount owing.
- 6. The Tenant shall also pay the Landlords compensation of \$75.62 per day for the use of the unit starting March 14, 2023 until the date the Tenant moves out of the unit.
- 7. If the Tenant does not pay the Landlords the full amount owing on or before April 30, 2023, the Tenant will start to owe interest. This will be simple interest calculated from May 1, 2023 at 5.00% annually on the balance outstanding.
- 8. The Landlords or the Tenant shall pay to the other any sum of money that is owed as a result of this order.
- 9. If the unit is not vacated on or before April 30, 2023, then starting May 1, 2023, the Landlords may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
- 10. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord on or after May 1, 2023.

<u>March 29, 2023</u>

Susan Priest

Date Issued

Member, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor Toronto ON M7A 2G6

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on November 1, 2023 if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.

*Note: When the Board directs payment-out, the Canadian Imperial Bank of Commerce will issue a cheque to the appropriate party named in this notice. The cheque will be in the amount directed plus any interest accrued up to the date of the notice

Schedule 1 SUMMARY OF CALCULATIONS

A. <u>Amount the Tenant must pay to void the eviction order and continue the tenancy if</u> the payment is made on or before March 31, 2023

 Rent Owing To March 31, 2023
 \$23,000.00

Order Page: 3 of 4

Application Filing Fee \$186.00 NSF Charges \$0.00 Less the amount the Tenant paid to the Landlords since the application was filed -\$13,700.00 Less the amount the Tenant paid into the LTB since the application was filed -\$0.00 Total the Tenant must pay to continue the tenancy \$9,486.00 B. Amount the Tenant must pay to continue the tenancy \$9,486.00 B. Amount the Tenant must pay to void the eviction order and continue the tenancy is the payment is made on or before April 30, 2023 \$25,300.00 Application Filing Fee \$186.00 NSF Charges \$0.00 Less the amount the Tenant paid to the Landlords since the application was filed -\$13,700.00 Application was filed -\$13,700.00 Less the amount the Tenant paid into the LTB since the application was filed -\$13,700.00 Diapplication was filed -\$13,700.00 Total the Tenant must pay if the tenancy \$11,786.00 C. Amount the Tenant must pay if the tenancy is terminated \$21,683.06 Application Filing Fee \$13,700.00 Application Filing Fee \$13,700.00 Application Filing Fee \$13,700.00 Application Filing Fee \$13,700.00 Application Filing Fee	_			
Less the amount the Tenant paid to the Landlords since the application was filed- \$13,700.00Less the amount the Tenant paid into the LTB since the application was filed- \$0.00Total the Tenant must pay to continue the tenancy\$9,486.00B. Amount the Tenant must pay to void the eviction order and continue the tenancy is the payment is made on or before April 30, 2023\$25,300.00Rent Owing To April 30, 2023\$25,300.00Application Filing Fee\$186.00NSF Charges\$0.00Less the amount the Tenant paid to the Landlords since the application was filed- \$13,700.00Less the amount the Tenant paid into the LTB since the application was filed- \$10,000Total the Tenant must pay to continue the tenancy\$11,786.00Rent Owing To Hearing Date Application Filing Fee\$186.00NSF Charges\$0.00Less the amount the Tenant paid into the LTB since the application was filed\$11,786.00C. Amount the Tenant must pay to continue the tenancy\$11,786.00NSF Charges\$0.00Less the amount the Tenant paid into the LTB since the application was filed\$13,700.00Less the amount the Tenant paid to the Landlords since the application was filed\$13,700.00Less the amount the Tenant paid into the LTB since the application was filed\$13,700.00Less the amount the Tenant paid into the LTB since the application was filed\$13,700.00Less the amount the Tenant paid into the LTB since the application was filed\$13,700.00Less the amount of the last month's rent deposit\$2,200.00<		Application Filing Fee	\$186.00	
application was filed- \$0.00application was filed- \$0.00Total the Tenant must pay to continue the tenancy\$9,486.00B. Amount the Tenant must pay to void the eviction order and continue the tenancy is the payment is made on or before April 30, 2023\$25,300.00Rent Owing To April 30, 2023\$25,300.00Application Filing Fee\$186.00NSF Charges\$0.00Less the amount the Tenant paid to the Landlords since the application was filed- \$13,700.00Less the amount the Tenant paid into the LTB since the application was filed- \$0.00Total the Tenant must pay to continue the tenancy\$11,786.00C. Amount the Tenant must pay if the tenancy is terminated\$21,683.06Application Filing Fee\$186.00NSF Charges\$0.00Less the amount the Tenant paid into the LTB since the application was filed\$21,683.06Application Filing Fee\$11,786.00C. Amount the Tenant must pay if the tenancy is terminatedRent Owing To Hearing Date\$21,683.06Application Filing Fee\$186.00NSF Charges\$0.00Less the amount the Tenant paid to the Landlords since the application was filed- \$13,700.00Less the amount the Tenant paid into the LTB since the application was filed- \$0.00Less the amount the Tenant paid into the LTB since the application was filed- \$0.00Less the amount of the last month's rent deposit- \$2,200.00Less the amount of the last month's rent deposit- \$43.58	ſ	NSF Charges	\$0.00	
Less the amount the Tenant paid into the LTB since the application was filed- \$0.00Total the Tenant must pay to continue the tenancy\$9,486.00B. Amount the Tenant must pay to void the eviction order and continue the tenancy is the payment is made on or before April 30, 2023\$25,300.00Rent Owing To April 30, 2023\$25,300.00Application Filing Fee\$186.00NSF Charges\$0.00Less the amount the Tenant paid to the Landlords since the application was filed- \$13,700.00Less the amount the Tenant paid into the LTB since the application was filed- \$0.00Total the Tenant must pay to continue the tenancy\$11,786.00C. Amount the Tenant must pay if the tenancy is terminated\$21,683.06Rent Owing To Hearing Date\$21,683.06Application Filing Fee\$186.00NSF Charges\$0.00Less the amount the Tenant paid to the Landlords since the application was filed\$0.00Less the amount the Tenant paid to the Landlords since the application was filed\$21,683.06Application Filing Fee\$186.00NSF Charges\$0.00Less the amount the Tenant paid to the Landlords since the application was filed- \$0.00Less the amount the Tenant paid into the LTB since the application was filed- \$0.00Less the amount the Tenant paid into the LTB since the application was filed- \$0.00Less the amount of the last month's rent deposit- \$2,200.00Less the amount of the last month's rent deposit- \$43.58	ſ	Less the amount the Tenant paid to the Landlords since the	- \$13,700.00	
application was filed\$9,486.00 Total the Tenant must pay to continue the tenancy \$9,486.00 B. Amount the Tenant must pay to void the eviction order and continue the tenancy is the payment is made on or before April 30, 2023 \$25,300.00Rent Owing To April 30, 2023\$25,300.00Application Filing Fee\$186.00NSF Charges\$0.00Less the amount the Tenant paid to the Landlords since the application was filed\$0.00Less the amount the Tenant paid into the LTB since the application was filed\$\$0.00 C. Amount the Tenant must pay to continue the tenancy \$\$11,786.00NSF Charges\$\$21,683.06Application Filing Fee\$\$186.00NSF Charges\$\$0.00Less the amount the Tenant paid into the LTB since the application was filed\$\$21,683.06Application Filing Fee\$\$11,786.00NSF Charges\$\$0.00Less the amount the Tenant paid to the Landlords since the application Filing Fee\$\$13,700.00NSF Charges\$\$0.00Less the amount the Tenant paid to the Landlords since the application was filed\$\$13,700.00Less the amount the Tenant paid into the LTB since the application was filed\$\$0.00Less the amount the Tenant paid into the LTB since the application was filed\$\$0.00Less the amount the Tenant paid into the LTB since the application was filed\$\$2,200.00Less the amount of the last month's rent deposit\$\$2,200.00Less the amount of the last month's rent deposit\$\$43.58		application was filed		
Total the Tenant must pay to continue the tenancy\$9,486.00B. Amount the Tenant must pay to void the eviction order and continue the tenancy is the payment is made on or before April 30, 2023\$25,300.00Rent Owing To April 30, 2023\$25,300.00Application Filing Fee\$186.00NSF Charges\$0.00Less the amount the Tenant paid to the Landlords since the application was filed\$13,700.00Less the amount the Tenant paid into the LTB since the application was filed\$\$0.00C. Amount the Tenant must pay to continue the tenancy\$\$11,786.00NSF Charges\$\$21,683.06Application Filing Fee\$\$186.00NSF Charges\$\$0.00Less the amount the Tenant paid into the LTB since the application was filed\$\$21,683.06C. Amount the Tenant must pay if the tenancy is terminated\$\$21,683.06Application Filing Fee\$\$186.00NSF Charges\$\$0.00Less the amount the Tenant paid to the Landlords since the application was filed\$\$13,700.00Less the amount the Tenant paid into the LTB since the application was filed\$\$13,700.00Less the amount the Tenant paid into the LTB since the application was filed\$\$13,700.00Less the amount the Tenant paid into the LTB since the application was filed\$\$2,200.00Less the amount of the last month's rent deposit\$\$2,200.00Less the amount of the last month's rent deposit\$\$43.58			- \$0.00	
B. Amount the Tenant must pay to void the eviction order and continue the tenancy is the payment is made on or before April 30, 2023 Rent Owing To April 30, 2023 \$25,300.00 Application Filing Fee \$186.00 NSF Charges \$0.00 Less the amount the Tenant paid to the Landlords since the application was filed - \$13,700.00 Less the amount the Tenant paid into the LTB since the application was filed - \$0.00 Total the Tenant must pay to continue the tenancy \$11,786.00 C. Amount the Tenant must pay if the tenancy is terminated \$21,683.06 Application Filing Fee \$186.00 NSF Charges \$0.00 Less the amount the Tenant paid into the LTB since the application was filed - \$0.00 Total the Tenant must pay if the tenancy is terminated \$21,683.06 Application Filing Fee \$186.00 NSF Charges \$0.00 Less the amount the Tenant paid to the Landlords since the application was filed - \$13,700.00 Less the amount the Tenant paid into the LTB since the application was filed - \$13,700.00 Less the amount the Tenant paid into the LTB since the application was filed - \$0.00 Less the amount of the last month's rent deposit - \$2,200.00 Less the amount of the last month's r				
the payment is made on or before April 30, 2023Rent Owing To April 30, 2023\$25,300.00Application Filing Fee\$186.00NSF Charges\$0.00Less the amount the Tenant paid to the Landlords since the application was filed-\$13,700.00Less the amount the Tenant paid into the LTB since the application was filed-\$0.00Total the Tenant must pay to continue the tenancy\$11,786.00C. Amount the Tenant must pay if the tenancy is terminated\$21,683.06Application Filing Fee\$186.00NSF Charges\$0.00Less the amount the Tenant paid to the Landlords since the application was filed\$13,700.00Rent Owing To Hearing Date\$21,683.06Application Filing Fee\$186.00NSF Charges\$0.00Less the amount the Tenant paid to the Landlords since the application was filed-\$13,700.00Less the amount the Tenant paid into the LTB since the application was filed-\$2,200.00Less the amount of the last month's rent deposit-\$2,200.00Less the amount of the last month's rent deposit-\$43.58				
Rent Owing To April 30, 2023\$25,300.00Application Filing Fee\$186.00NSF Charges\$0.00Less the amount the Tenant paid to the Landlords since the application was filed-\$13,700.00Less the amount the Tenant paid into the LTB since the application was filed-\$0.00Total the Tenant must pay to continue the tenancy\$11,786.00C. Amount the Tenant must pay if the tenancy is terminated\$21,683.06Rent Owing To Hearing Date\$21,683.06Application Filing Fee\$186.00NSF Charges\$0.00Less the amount the Tenant paid to the Landlords since the application was filed\$0.00Less the amount the Tenant paid to the Landlords since the application was filed\$13,700.00Less the amount the Tenant paid into the LTB since the application was filed\$0.00Less the amount the Tenant paid into the LTB since the application was filed\$2,200.00Less the amount of the last month's rent deposit-\$2,200.00Less the amount of the interest on the last month's rent deposit-\$43.58				
Application Filing Fee\$186.00NSF Charges\$0.00Less the amount the Tenant paid to the Landlords since the application was filed-\$13,700.00Less the amount the Tenant paid into the LTB since the application was filed-\$0.00Total the Tenant must pay to continue the tenancy\$11,786.00C. Amount the Tenant must pay if the tenancy is terminated\$21,683.06Rent Owing To Hearing Date\$21,683.06Application Filing Fee\$186.00NSF Charges\$0.00Less the amount the Tenant paid to the Landlords since the application was filed-\$13,700.00Less the amount the Tenant paid into the LTB since the application was filed-\$0.00Less the amount of the last month's rent deposit-\$2,200.00Less the amount of the interest on the last month's rent deposit-\$43.58	the payment is made on or before April 30, 2023			
NSF Charges\$0.00Less the amount the Tenant paid to the Landlords since the application was filed- \$13,700.00Less the amount the Tenant paid into the LTB since the application was filed- \$0.00Total the Tenant must pay to continue the tenancy\$11,786.00C. Amount the Tenant must pay if the tenancy is terminated\$21,683.06Rent Owing To Hearing Date\$21,683.06Application Filing Fee\$186.00NSF Charges\$0.00Less the amount the Tenant paid to the Landlords since the application was filed- \$13,700.00Less the amount the Tenant paid into the LTB since the application was filed- \$0.00Less the amount the Tenant paid into the LTB since the application was filed- \$0.00Less the amount of the last month's rent deposit- \$2,200.00Less the amount of the interest on the last month's rent deposit- \$43.58		Rent Owing To April 30, 2023	\$25,300.00	
Less the amount the Tenant paid to the Landlords since the application was filed- \$13,700.00Less the amount the Tenant paid into the LTB since the application was filed- \$0.00Total the Tenant must pay to continue the tenancy\$11,786.00C. Amount the Tenant must pay if the tenancy is terminated\$21,683.06Rent Owing To Hearing Date\$21,683.06Application Filing Fee\$186.00NSF Charges\$0.00Less the amount the Tenant paid to the Landlords since the application was filed- \$13,700.00Less the amount the Tenant paid into the LTB since the application was filed- \$13,700.00Less the amount of the last month's rent deposit- \$2,200.00Less the amount of the interest on the last month's rent deposit- \$43.58		Application Filing Fee	\$186.00	
application was filed- \$0.00application was filed- \$0.00Total the Tenant must pay to continue the tenancy\$11,786.00C. Amount the Tenant must pay if the tenancy is terminated\$21,683.06Rent Owing To Hearing Date\$21,683.06Application Filing Fee\$186.00NSF Charges\$0.00Less the amount the Tenant paid to the Landlords since the application was filed\$13,700.00Less the amount the Tenant paid into the LTB since the application was filed- \$0.00Less the amount of the last month's rent deposit- \$2,200.00Less the amount of the interest on the last month's rent deposit- \$43.58		NSF Charges	\$0.00	
Less the amount the Tenant paid into the LTB since the application was filed- \$0.00Total the Tenant must pay to continue the tenancy\$11,786.00C. Amount the Tenant must pay if the tenancy is terminated\$21,683.06Rent Owing To Hearing Date\$21,683.06Application Filing Fee\$186.00NSF Charges\$0.00Less the amount the Tenant paid to the Landlords since the application was filed- \$13,700.00Less the amount the Tenant paid into the LTB since the application was filed- \$2,200.00Less the amount of the last month's rent deposit- \$2,200.00Less the amount of the interest on the last month's rent deposit- \$43.58		•	- \$13,700.00	
application was filed\$11,786.00Total the Tenant must pay to continue the tenancy\$11,786.00C. Amount the Tenant must pay if the tenancy is terminated\$21,683.06Rent Owing To Hearing Date\$21,683.06Application Filing Fee\$186.00NSF Charges\$0.00Less the amount the Tenant paid to the Landlords since the application was filed\$13,700.00Less the amount the Tenant paid into the LTB since the application was filed- \$0.00Less the amount of the last month's rent deposit- \$2,200.00Less the amount of the interest on the last month's rent deposit- \$43.58		application was filed		
Total the Tenant must pay to continue the tenancy\$11,786.00C. Amount the Tenant must pay if the tenancy is terminatedRent Owing To Hearing Date\$21,683.06Application Filing Fee\$186.00NSF Charges\$0.00Less the amount the Tenant paid to the Landlords since the application was filed- \$13,700.00Less the amount the Tenant paid into the LTB since the application was filed- \$0.00Less the amount of the last month's rent deposit- \$2,200.00Less the amount of the interest on the last month's rent deposit- \$43.58		•	- \$0.00	
C. Amount the Tenant must pay if the tenancy is terminatedRent Owing To Hearing Date\$21,683.06Application Filing Fee\$186.00NSF Charges\$0.00Less the amount the Tenant paid to the Landlords since the application was filed- \$13,700.00Less the amount the Tenant paid into the LTB since the application was filed- \$0.00Less the amount of the last month's rent deposit- \$2,200.00Less the amount of the interest on the last month's rent deposit- \$43.58				
Rent Owing To Hearing Date\$21,683.06Application Filing Fee\$186.00NSF Charges\$0.00Less the amount the Tenant paid to the Landlords since the application was filed- \$13,700.00Less the amount the Tenant paid into the LTB since the application was filed- \$0.00Less the amount of the last month's rent deposit- \$2,200.00Less the amount of the interest on the last month's rent deposit- \$43.58			\$11,786.00	
Application Filing Fee\$186.00NSF Charges\$0.00Less the amount the Tenant paid to the Landlords since the application was filed- \$13,700.00Less the amount the Tenant paid into the LTB since the application was filed- \$0.00Less the amount of the last month's rent deposit- \$2,200.00Less the amount of the interest on the last month's rent deposit- \$43.58	C. Amount the Tenant must pay if the tenancy is terminated			
NSF Charges\$0.00Less the amount the Tenant paid to the Landlords since the application was filed- \$13,700.00Less the amount the Tenant paid into the LTB since the application was filed- \$0.00Less the amount of the last month's rent deposit- \$2,200.00Less the amount of the interest on the last month's rent deposit- \$43.58		Rent Owing To Hearing Date	\$21,683.06	
Less the amount the Tenant paid to the Landlords since the application was filed- \$13,700.00Less the amount the Tenant paid into the LTB since the application was filed- \$0.00Less the amount of the last month's rent deposit- \$2,200.00Less the amount of the interest on the last month's rent deposit- \$43.58		Application Filing Fee	\$186.00	
application was filed- \$0.00Less the amount the Tenant paid into the LTB since the application was filed- \$0.00Less the amount of the last month's rent deposit- \$2,200.00Less the amount of the interest on the last month's rent deposit- \$43.58		NSF Charges	\$0.00	
Less the amount the Tenant paid into the LTB since the application was filed- \$0.00Less the amount of the last month's rent deposit- \$2,200.00Less the amount of the interest on the last month's rent deposit- \$43.58	ſ	Less the amount the Tenant paid to the Landlords since the	- \$13,700.00	
application was filed-Less the amount of the last month's rent deposit- \$2,200.00Less the amount of the interest on the last month's rent deposit- \$43.58		application was filed		
Less the amount of the last month's rent deposit- \$2,200.00Less the amount of the interest on the last month's rent deposit- \$43.58		Less the amount the Tenant paid into the LTB since the	- \$0.00	
Less the amount of the interest on the last month's rent deposit - \$43.58		application was filed		
		Less the amount of the last month's rent deposit	- \$2,200.00	
Total amount owing to the Landlords \$5 925 48		Less the amount of the interest on the last month's rent deposit	- \$43.58	
		Total amount owing to the Landlords	\$5,925.48	
Plus daily compensation owing for each day of occupation starting\$75.62	ſ		\$75.62	
March 14, 2023 (per day)		March 14, 2023	(per day)	